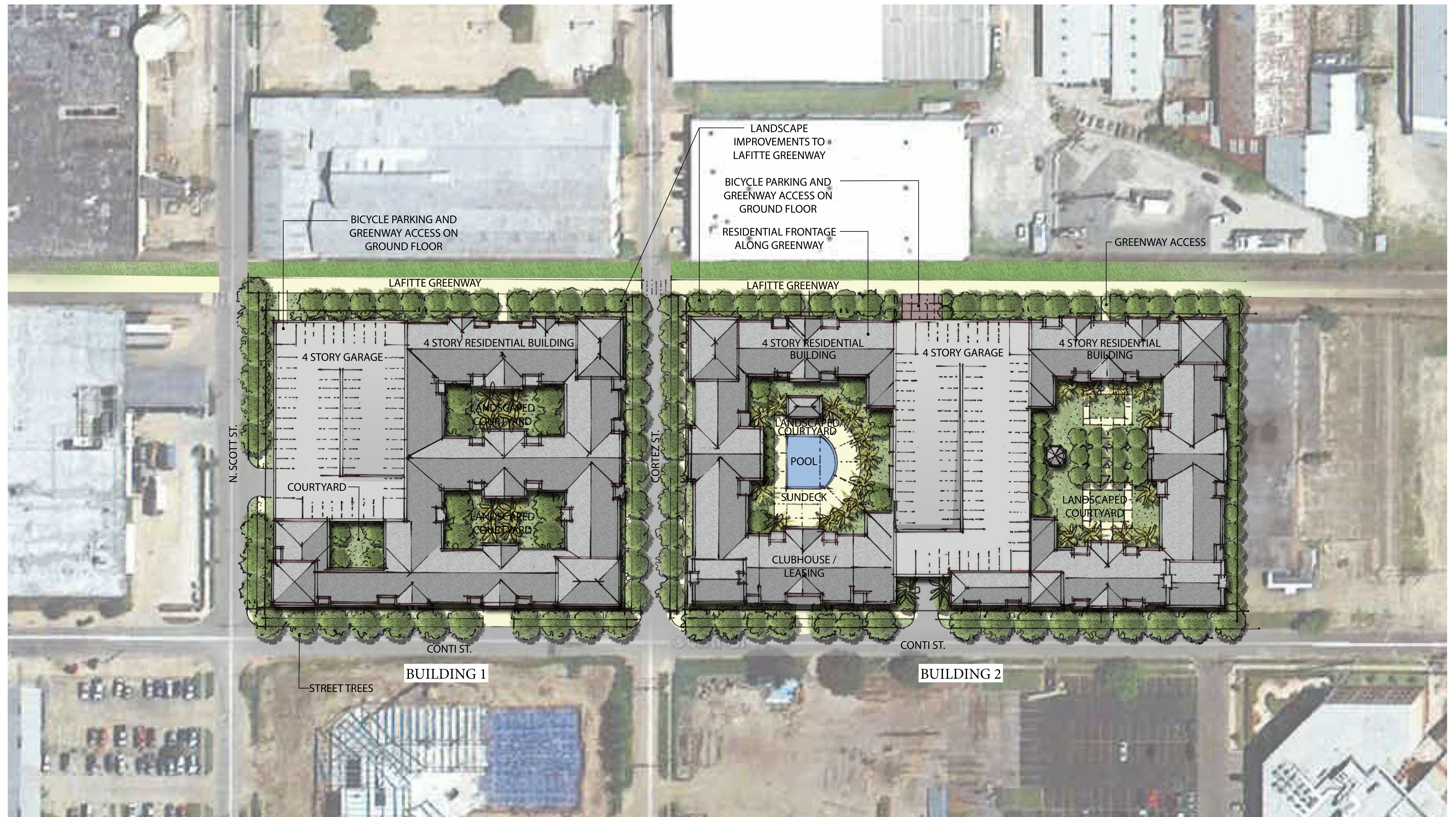




RESIDENTIAL PLANNED DEVELOPMENT SUBMITTAL
EDWARDS COMMUNITIES DEVELOPMENT COMPANY
BAYOU ST. JOHN - NEW ORLEANS - LOUISIANA



BAYOU ST. JOHN - NEW ORLEANS - LOUISIANA









D LAFITTE GREENWAY ELEVATION
1/16"=1'-0"



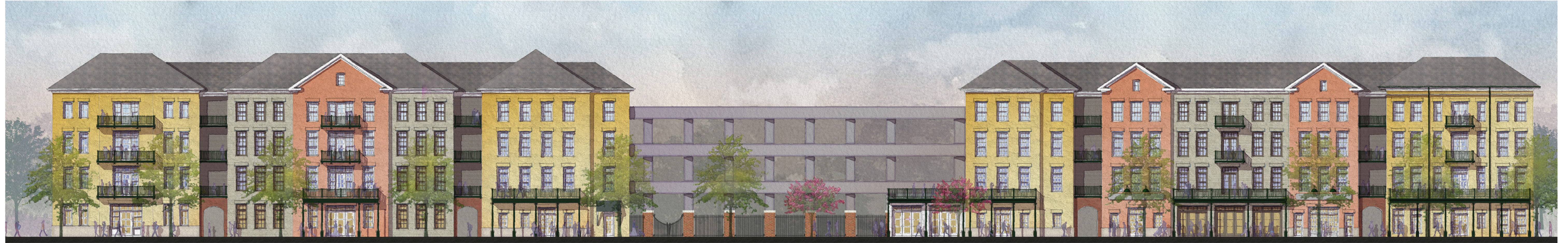
C N. CORTEZ STREET EAST ELEVATION
1/16"=1'-0"



B N. SCOTT STREET ELEVATION
1/16"=1'-0"



A CONTI STREET ELEVATION
1/16"=1'-0"



D LAFITTE GREENWAY ELEVATION
1/16"=1'-0"



C EAST ELEVATION
1/16"=1'-0"



B N. CORTEZ STREET ELEVATION
1/16"=1'-0"



A CONTI STREET ELEVATION
1/16"=1'-0"

BUILDING 1

Floor	1st	2nd	3rd	4th	TOTAL	%
2BR	10	10	10	10	40	24.4%
1BR/DEN	0	0	0	0	0	0.0%
1BR	27	27	27	27	108	65.9%
STUDIO	4	4	4	4	16	9.7%
TOTAL	41	41	41	41	164	

PARKING	1.4 SPACES PER UNIT (164) = 230 SPACES
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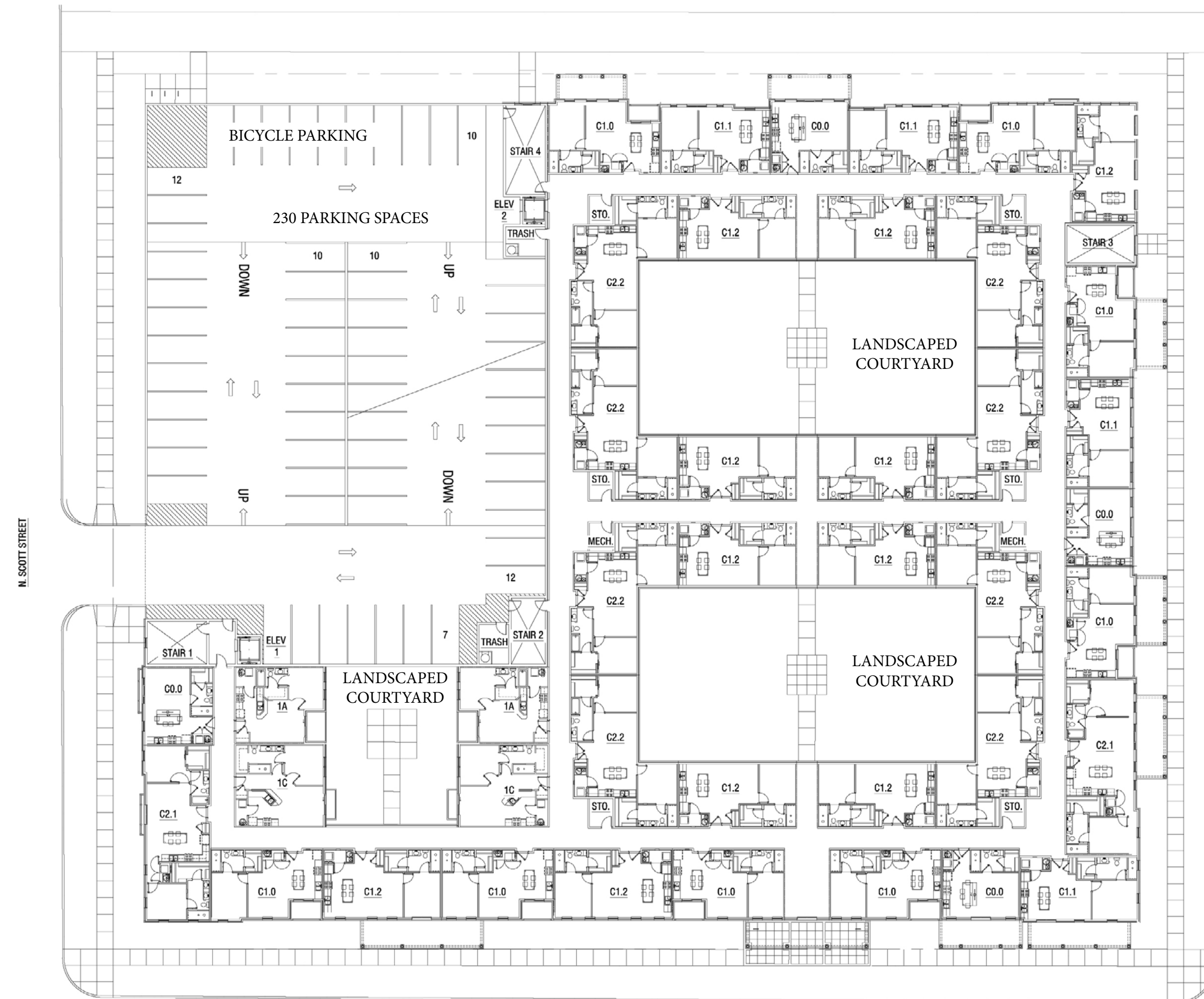
OVERALL

Floor	1st	2nd	3rd	4th	TOTAL	%
2BR	20	21	22	22	85	22.3%
1BR/DEN	0	2	2	2	6	1.6%
1BR	63	63	65	65	256	67.0%
STUDIO	8	9	9	9	35	9.1%
TOTAL	91	95	98	98	382	

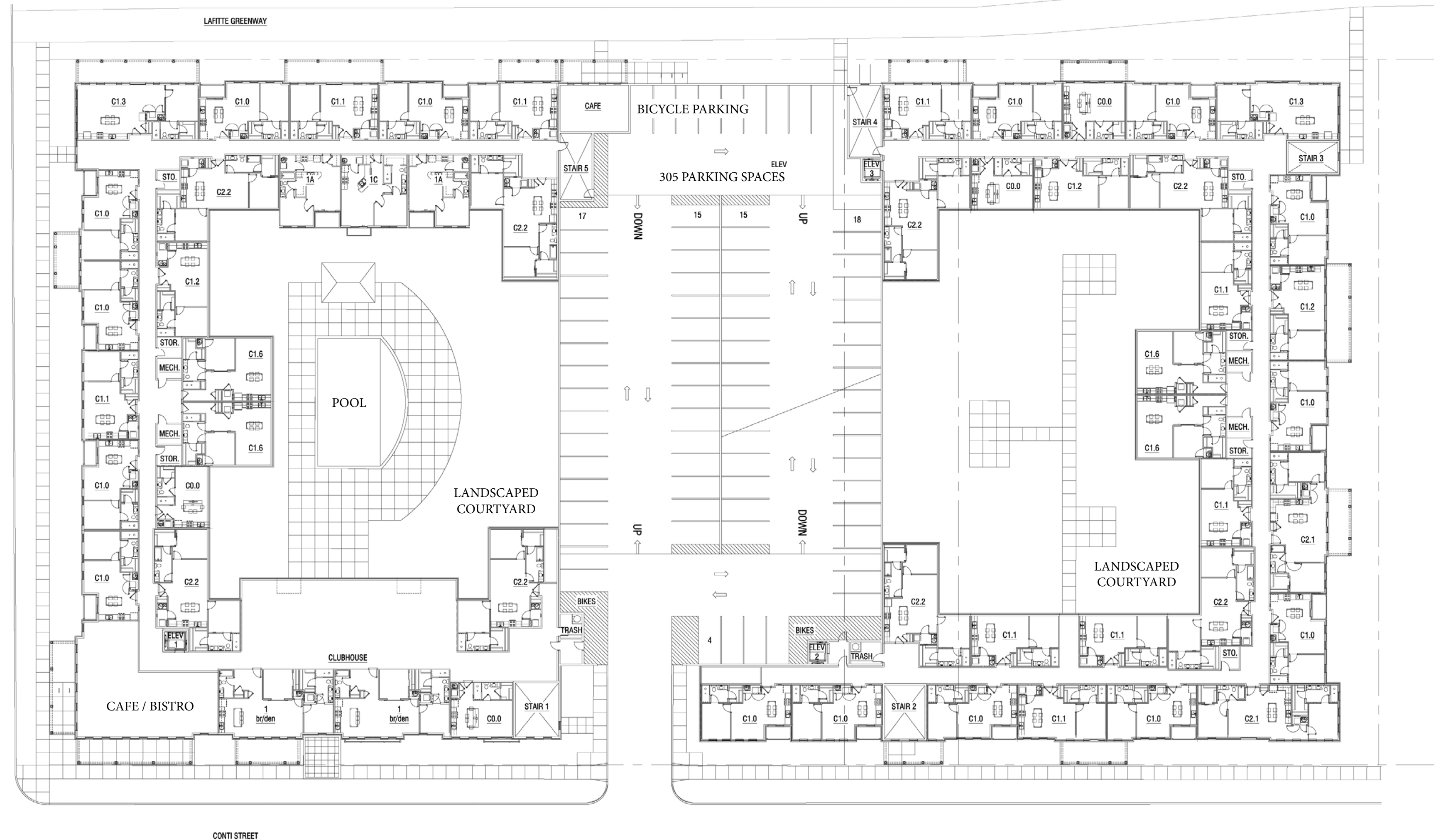
BUILDING 2

Floor	1st	2nd	3rd	4th	TOTAL	%
2BR	10	11	12	12	45	20.6%
1BR/DEN	0	2	2	2	6	2.8%
1BR	36	36	38	38	148	67.9%
STUDIO	4	5	5	5	19	8.7%
TOTAL	50	54	57	57	218	

PARKING	1.4 SPACES PER UNIT (218) = 305 SPACES
---------	--



BUILDING 1



BUILDING 2

BUILDING 1

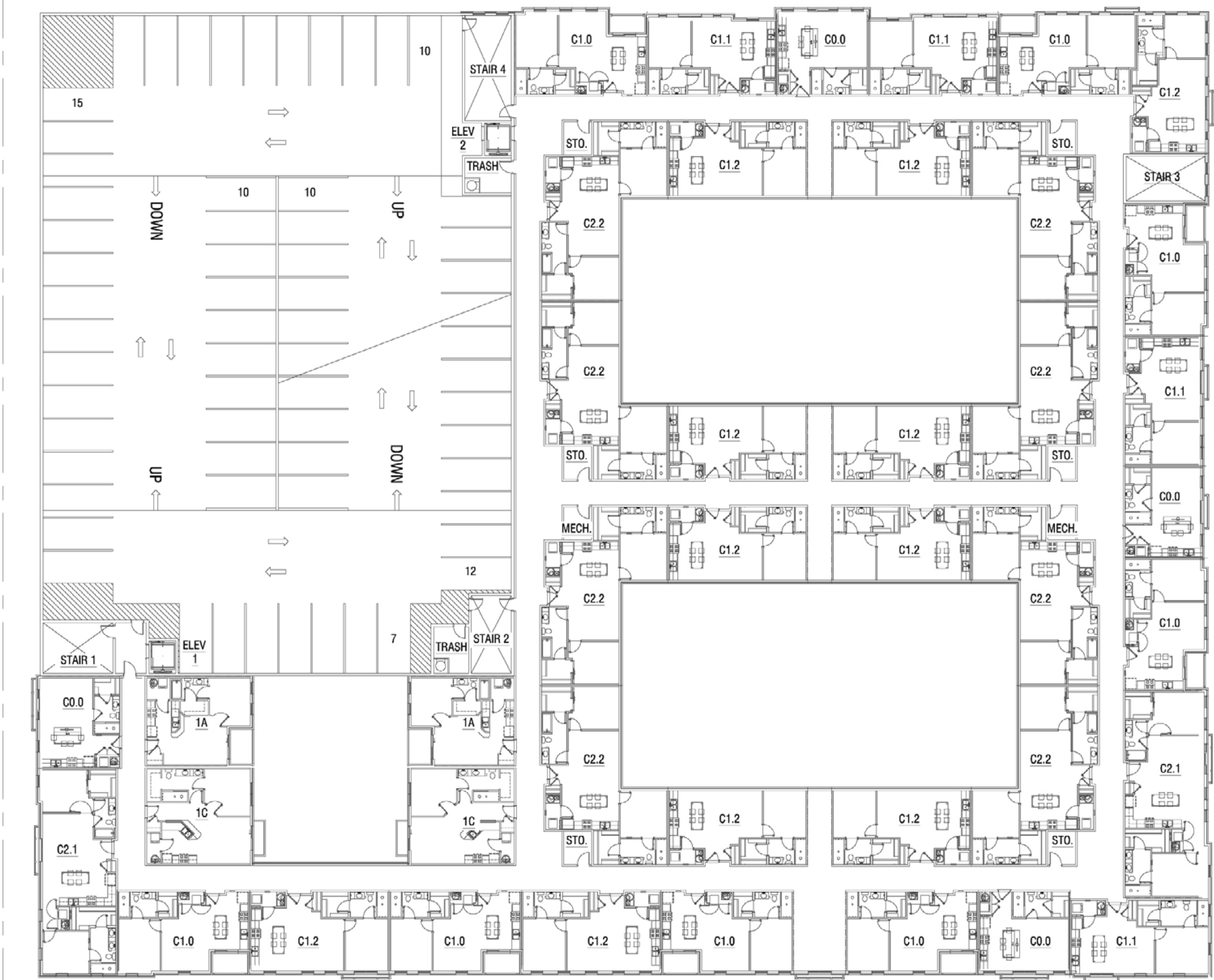
Floor	1st	2nd	3rd	4th	TOTAL	%
2BR	10	10	10	10	40	24.4%
1BR/DEN	0	0	0	0	0	0.0%
1BR	27	27	27	27	108	65.9%
STUDIO	4	4	4	4	16	9.7%
TOTAL	41	41	41	41	164	

OVERALL

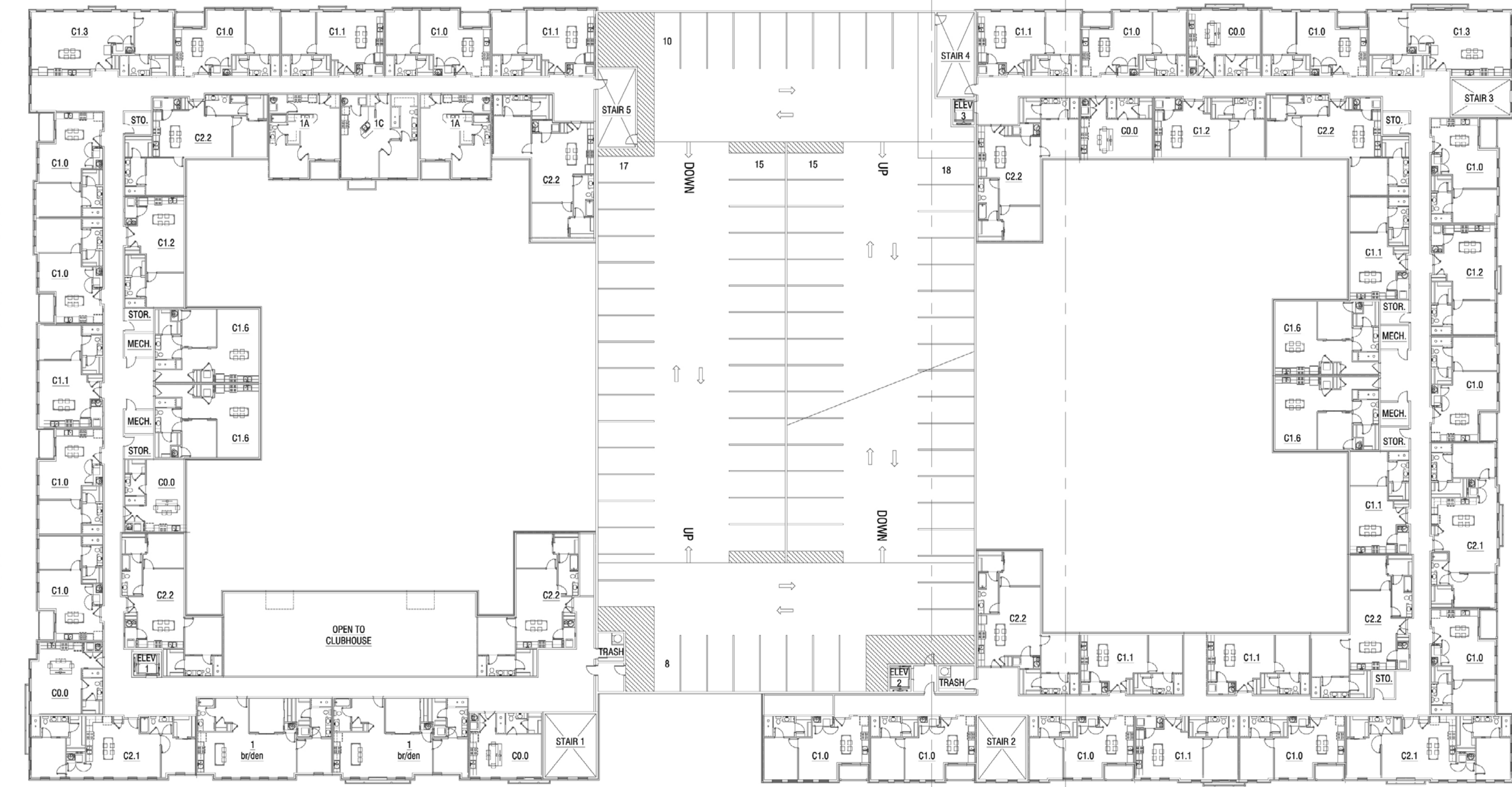
Floor	1st	2nd	3rd	4th	TOTAL	%
2BR	20	21	22	22	85	22.3%
1BR/DEN	0	2	2	2	6	1.6%
1BR	63	63	65	65	256	67.0%
STUDIO	8	9	9	9	35	9.1%
TOTAL	91	95	98	98	382	

BUILDING 2

Floor	1st	2nd	3rd	4th	TOTAL	%
2BR	10	11	12	12	45	20.6%
1BR/DEN	0	2	2	2	6	2.8%
1BR	36	36	38	38	148	67.9%
STUDIO	4	5	5	5	19	8.7%
TOTAL	50	54	57	57	218	



BUILDING 1



BUILDING 2

BUILDING 1

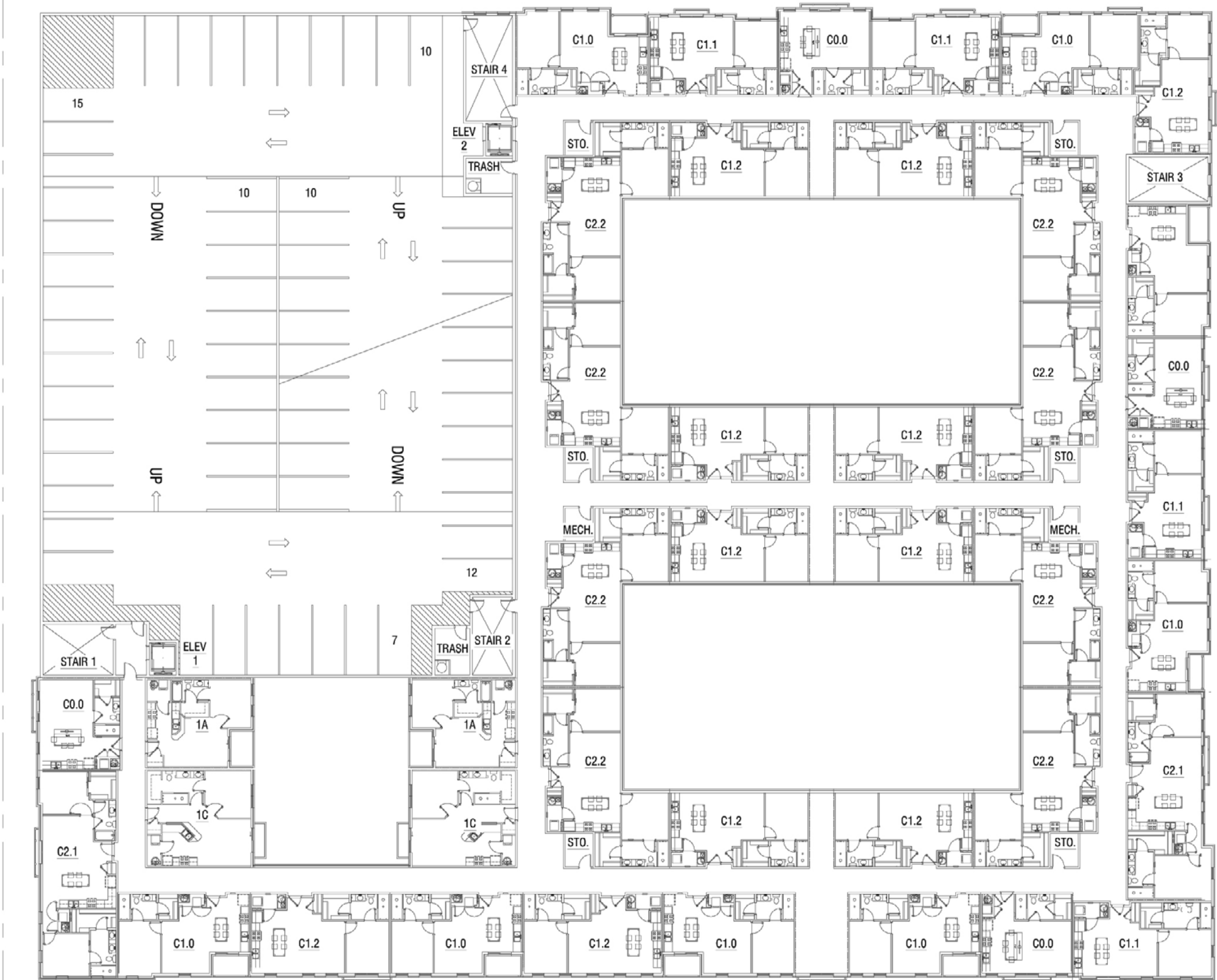
Floor	1st	2nd	3rd	4th	TOTAL	%
2BR	10	10	10	10	40	24.4%
1BR/DEN	0	0	0	0	0	0.0%
1BR	27	27	27	27	108	65.9%
STUDIO	4	4	4	4	16	9.7%
TOTAL	41	41	41	41	164	

OVERALL

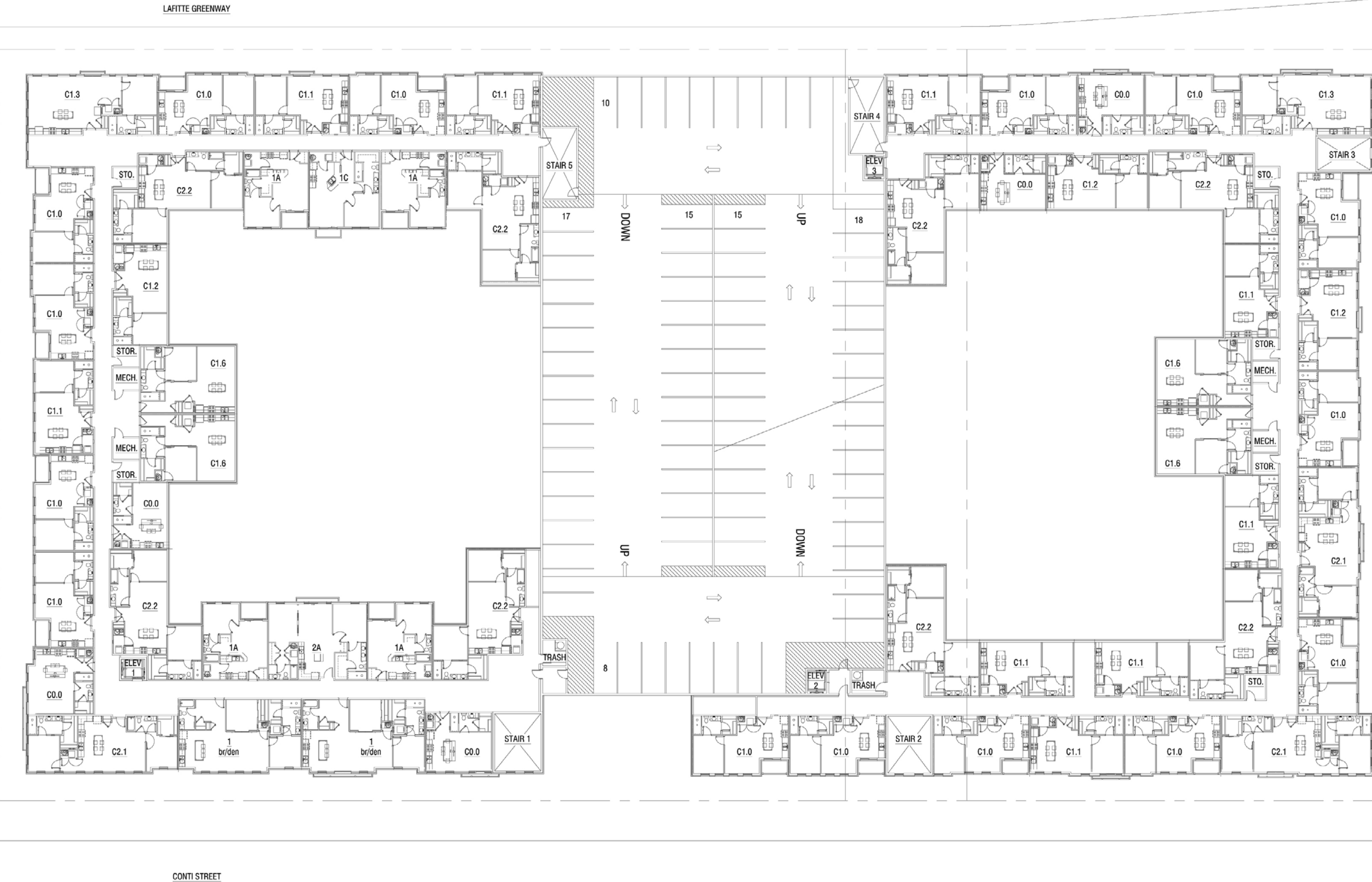
Floor	1st	2nd	3rd	4th	TOTAL	%
2BR	20	21	22	22	85	22.3%
1BR/DEN	0	2	2	2	6	1.6%
1BR	63	63	65	65	256	67.0%
STUDIO	8	9	9	9	35	9.1%
TOTAL	91	95	98	98	382	

BUILDING 2

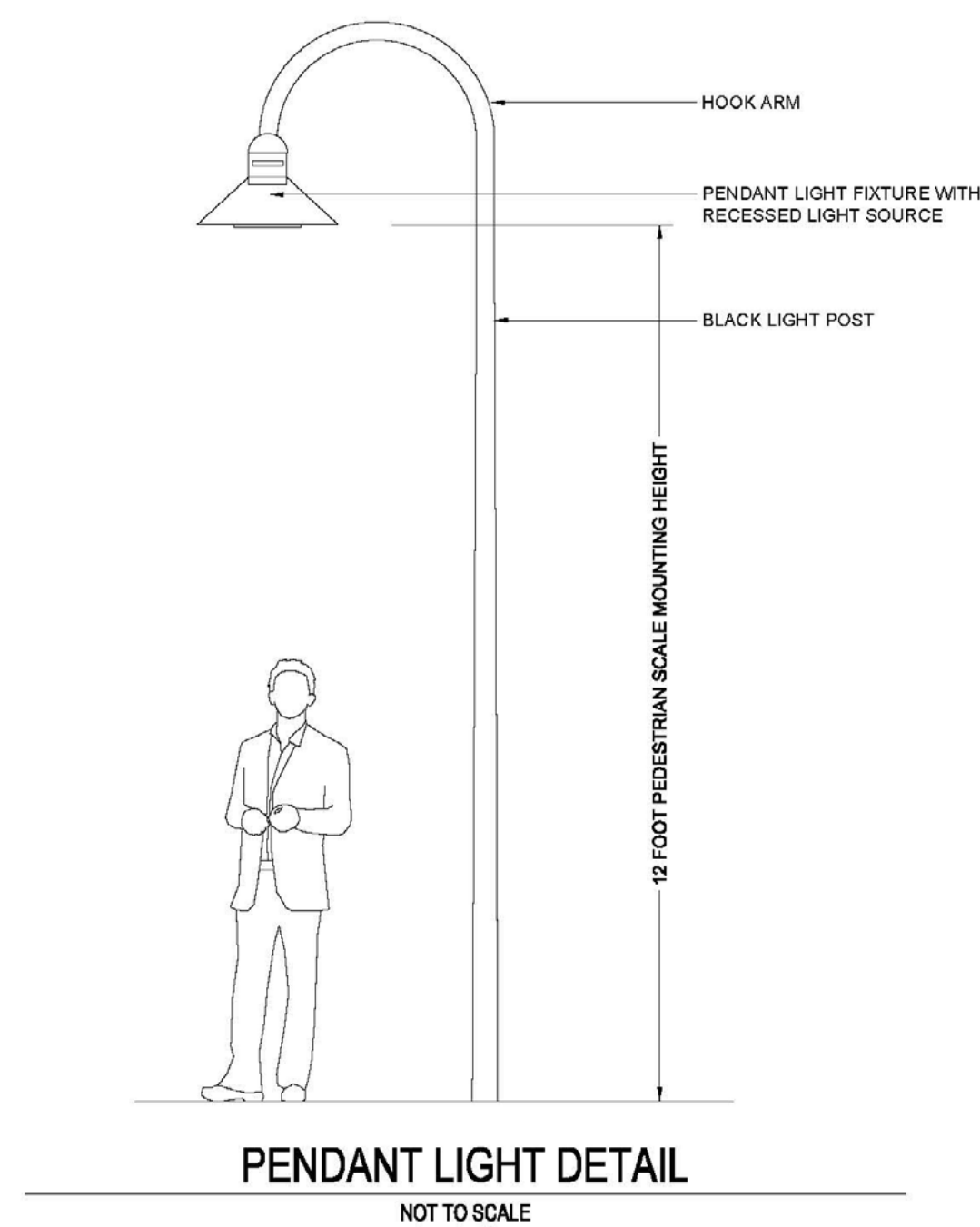
Floor	1st	2nd	3rd	4th	TOTAL	%
2BR	10	11	12	12	45	20.6%
1BR/DEN	0	2	2	2	6	2.8%
1BR	36	36	38	38	148	67.9%
STUDIO	4	5	5	5	19	8.7%
TOTAL	50	54	57	57	218	



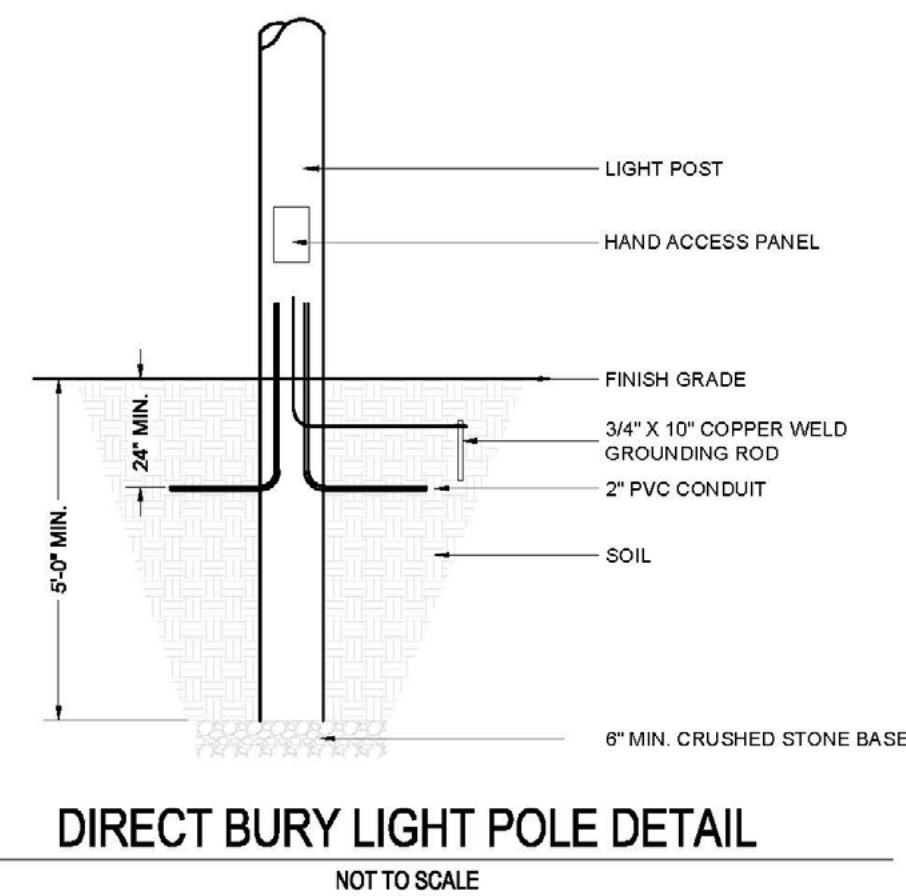
BUILDING 1



BUILDING 2



LIGHT FIXTURE INFORMATION
US ARCHITECTURAL #XPK-1
DSAR1-III-64VLED-NW-120
277V-1-RAL9005T(BKM)
LED FIXTURE



STARBOARD MILK GLASS PENDANT
RESTORATION HARDWARE BASIS OF DESIGN

- Forged from aluminum and brass
- Enclosure in milk glass
- Heavy-duty cage protects the bulb
- Adjustable pole ensures correct height
- Uses one 40W max. Type A equivalent bulb (included)
- Damp UL listed: suitable for use indoors, such as bathrooms
- where it is subject to moisture, and in sheltered outdoor areas
- Hardwire

Dimensions

- 8 11/16" diam., lamp 4 7/16 diam., 12"H

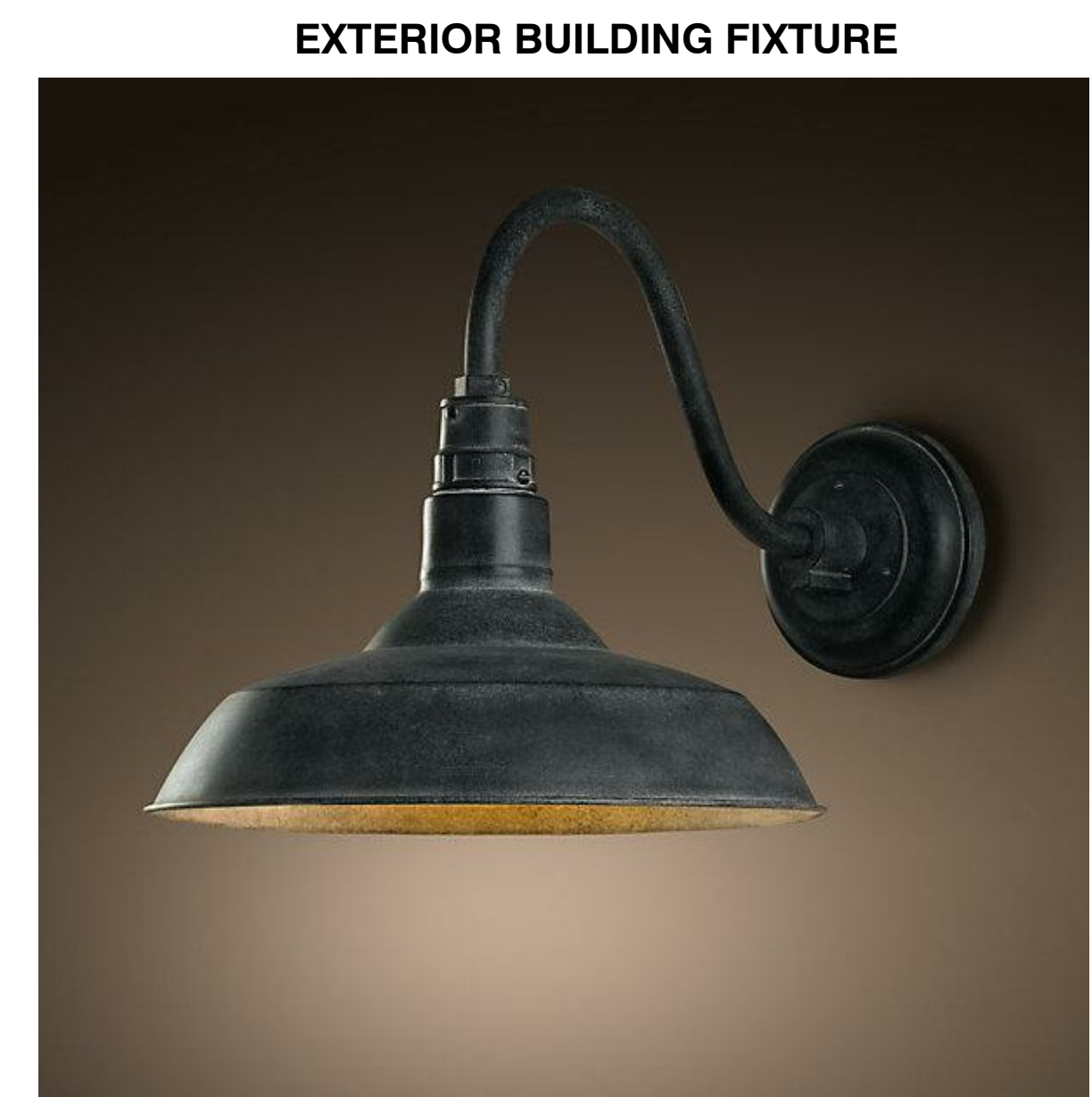


VINTAGE BARN SCONCE
RESTORATION HARDWARE BASIS OF DESIGN

- Made of steel and aluminum
- Weathered zinc shade has weathered zinc cap
- Reflector finish matches exterior finish of shade
- 10" and 14" use one 60 max. bulb (not included)
- 18" uses one 75W max. bulb (not included)
- Wet UL listed: suitable for use indoors or outdoors, including areas that receive direct contact with rain, snow or excessive moisture
- Hardwire

Dimensions

- 10" Sconce: 10" diam. x 14 1/2"D x 11"H



SURVEY OF SQUARE 508, SQUARE 501, SQUARE 482, SQUARE 475, A PORTION OF SQUARE 456, A CLOSED PORTION OF TELEMACHUS STREET, A CLOSED PORTION OF GENOIS STREET, A CLOSED PORTION OF CLARK STREET, AND A PORTION OF SQUARE 456 SECOND DISTRICT, CITY OF NEW ORLEANS ORLEANS PARISH, LOUISIANA

NOTES:

1. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF UTILITIES ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL LA ONE CALL (1-800-272-3020).
2. ALL BEARINGS AND ELEVATIONS SHOWN ARE BASED UPON RTK GPS OBSERVATION. (REF. BENCHMARK ALCO EL. 26.47 CARO DATUM)
3. THIS IS A CLASS B BOUNDARY SURVEY.
4. NO TITLE RESEARCH OR UTILITY SERVITUDE RESEARCH WAS PERFORMED BY THE SURVEYOR.
5. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 22071C0227F, EFFECTIVE DATE MARCH 1, 1984, THE SITE IS IN ZONE A4 (EL. 0.0).
6. THE SURVEY SHOWN HEREON IS MADE IN ACCORDANCE TO THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
7. BEARINGS SHOWN ARE BASED ON GPS OBSERVATION.
8. COORDINATES SHOWN ARE LOUISIANA STATE PLANE COORDINATES

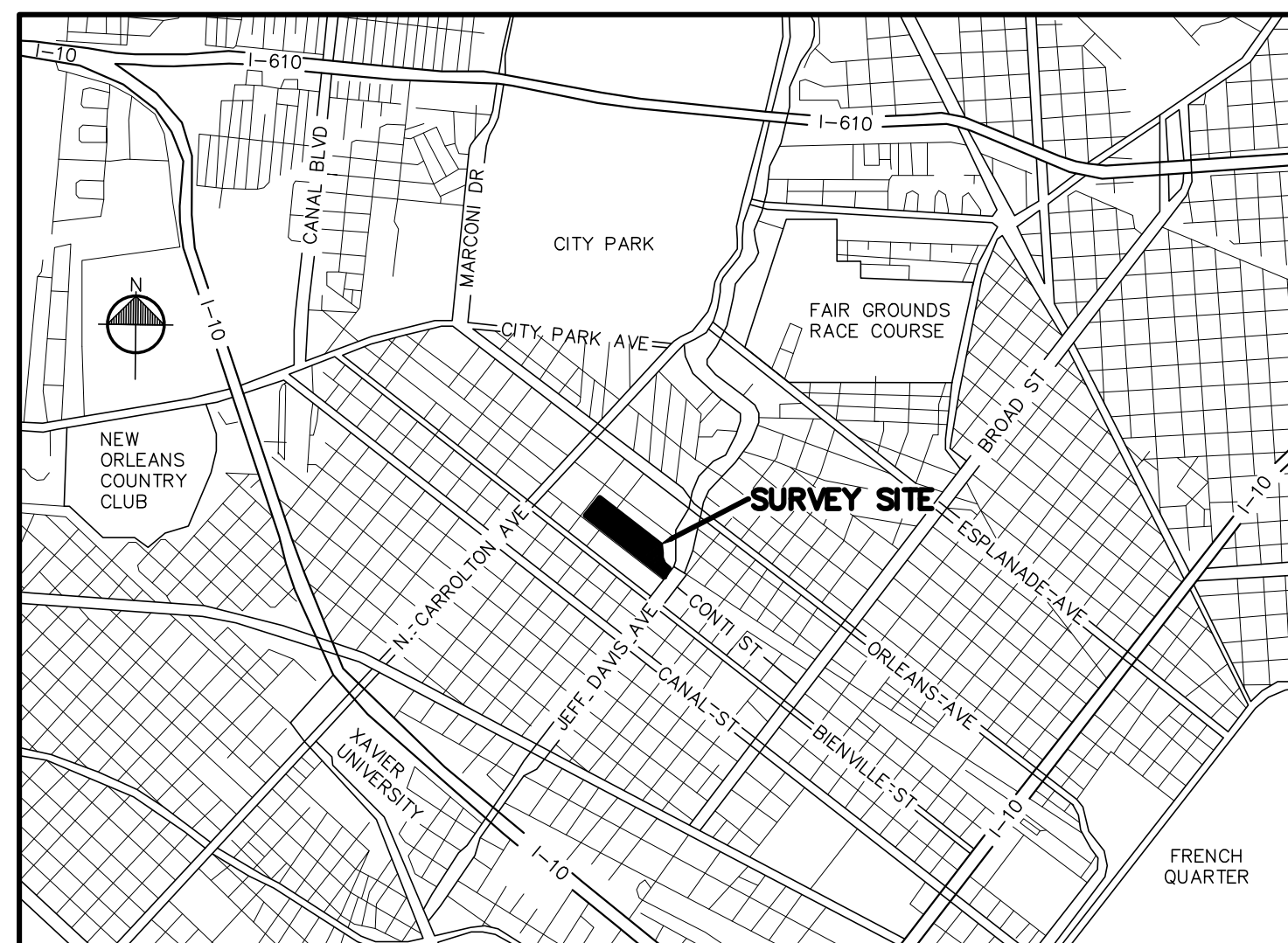
REFERENCE PLATS:

"SURVEY OF SQUARES 501 & 482, SECOND DISTRICT, CITY OF NEW ORLEANS" BY JOHN E. WALKER, DATED 12-7-1992.

"SURVEY OF SQUARES 456 & 457, SECOND DISTRICT, CITY OF NEW ORLEANS" BY JOHN E. WALKER, DATED 4-19-1984. (ON FILE AT THE SEWERAGE AND WATER BOARD OF NEW ORLEANS, FILE NUMBER 7304-D, SHT 7)

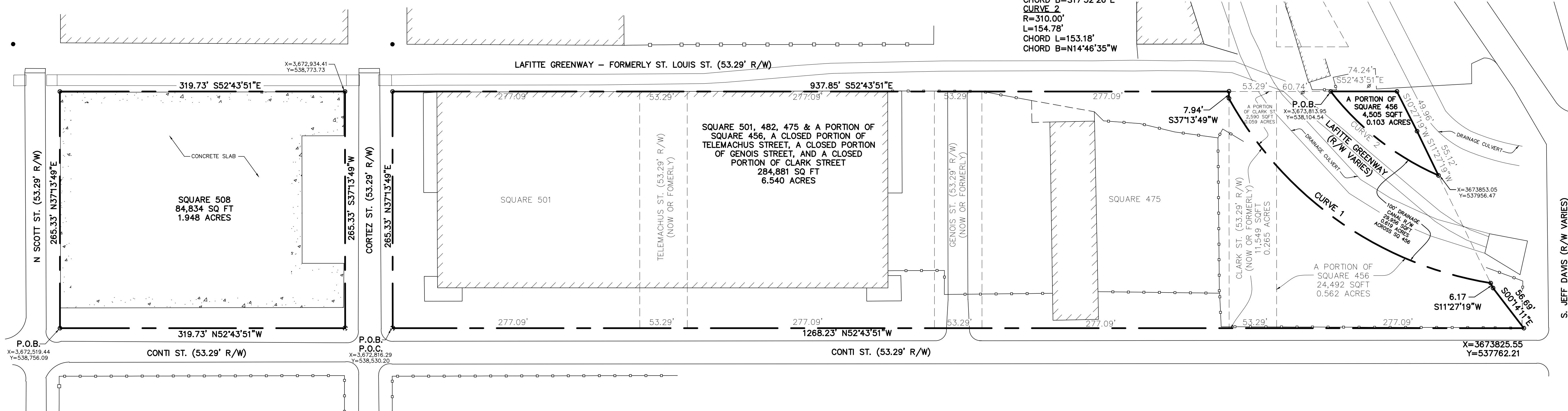
"RIGHT OF WAY AND TRACK MAP, NEW ORLEANS TERMINAL COMPANY, STA. 52+80 TO STA. 105+60" BY SPECIAL ENGINEER SOUTHERN RAILWAY SYSTEM WASHINGTON D.C., DATED 12-31-1927.

LEGEND			
	EXIST. GUY WIRE		EXIST. SEWER MANHOLE
	EXIST. DRAIN LINE		EXIST. SEWER MANHOLE
	EXIST. CONC. AREA		EXIST. DRAIN MANHOLE
	OVERHEAD UTILITY		EXIST. ELEC. BOX
	EXIST. BOUNDARY LINE		EXIST. SIGN
	CONCRETE		EXIST. POWER OR TELEPHONE POLE
	WATER METER		EXIST. TREE
	GAS METER		HOSE BIB
	GAS VALVE		LIGHT POLE
	WATER VALVE		EXIST. DITCH
	DENOTES 1/2" IRON ROD FOUND		EXIST. MAILBOX
	DENOTES CROSS CUT		EXIST. TRAFFIC LIGHT
	DENOTES 1/2" IRON ROD SET		EXIST. FIRE HYDRANT
	DENOTES NAIL SET IN ASPHALT		EXIST. DROP INLET
	EXIST. UG ELECTRIC LINE		EXIST. SEWER CLEAN OUT
	EXIST. UG TELEPHONE LINE		DENOTES CROSS CUT
	EXIST. GRAVITY SEWER LINE		TITLE
	EXIST. WATER LINE		ACTUAL
	EXIST. GAS LINE		PORTION
	EXIST. WOOD FENCE		EXIST. TELEPHONE PEDESTAL
	EXIST. ELEVATION (NAVD 88)		

**VICINITY MAP**

NOT TO SCALE

CURVE 1
R=410.00'
L=371.53'
CHORD L=358.95'
CHORD B=S17°32'26"E
CURVE 2
R=310.00'
L=154.78'
CHORD L=153.18'
CHORD B=N14°46'35"W

**LEGAL DESCRIPTION:**

SQUARE 508
THAT CERTAIN PIECE OR PORTION OF GROUND, DESIGNATED AS SQUARE 508, SECOND DISTRICT, CITY OF NEW ORLEANS, ORLEANS PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

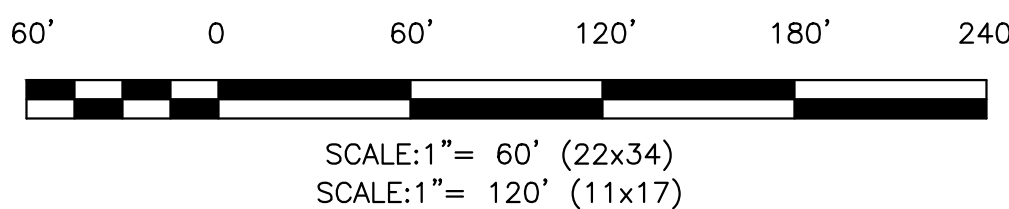
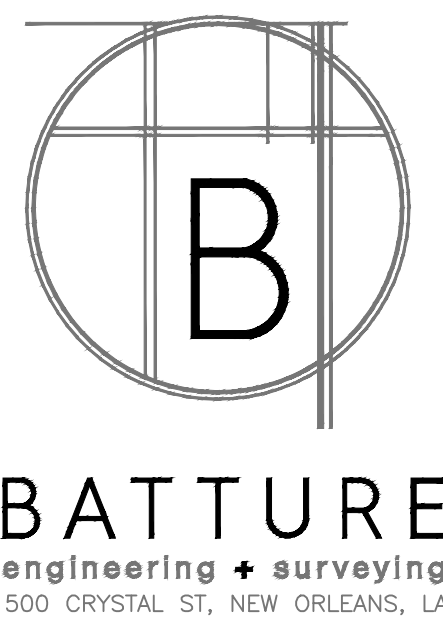
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF NORTH SCOTT STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF CONTI STREET AT AN IRON ROD SET, ALSO KNOWN AS THE POINT OF BEGINNING; THENCE CONTINUING NORTH 37 DEGREES 13 MINUTES 49 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NORTH SCOTT STREET A DISTANCE OF 265.33 FEET TO AN IRON SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAFITTE GREENWAY (FORMERLY ST. LOUIS STREET); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAFITTE GREENWAY SOUTH 52 DEGREES 43 MINUTES 51 SECONDS EAST A DISTANCE OF 319.73 FEET TO AN IRON ROD SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAFITTE GREENWAY AND THE WESTERLY RIGHT-OF-WAY OF CORTEZ STREET; THENCE LEAVING THE LAFITTE GREENWAY RIGHT-OF-WAY SOUTH 37 DEGREES 13 MINUTES 49 SECONDS WEST A DISTANCE OF 265.33 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF CORTEZ STREET TO A CROSS CUT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF CORTEZ STREET AND THE NORTHERLY RIGHT-OF-WAY OF CONTI STREET; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY OF CORTEZ STREET NORTH 52 DEGREES 43 MINUTES 51 SECONDS WEST A DISTANCE OF 319.73 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CONTI STREET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1.948 ACRES (84,834 SQ. FT.). ALL AS PER PLAT BY BATTURE LLC DATED JUNE 12, 2015.

SQUARES 501, 482, 475, A PORTION OF SQUARE 456, A CLOSED PORTION OF TELEMACHUS ST., A CLOSED PORTION OF GENOIS STREET, AND A CLOSED PORTION OF CLARK STREET
THAT CERTAIN PIECE OR PORTION OF GROUND, DESIGNATED AS SQUARES 501, 482, 475, A PORTION OF SQUARE 456, A CLOSED PORTION OF TELEMACHUS ST., AND A CLOSED PORTION OF CLARK ST., SECOND DISTRICT, CITY OF NEW ORLEANS, ORLEANS PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTIONS OF THE EASTERLY RIGHT-OF-WAY OF CORTEZ STREET AND THE NORTHERLY RIGHT-OF-WAY OF CONTI STREET AT A CROSS CUT, ALSO KNOWN AS THE POINT OF BEGINNING; THENCE CONTINUING NORTH 37 DEGREES 13 MINUTES 49 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY OF CORTEZ STREET A DISTANCE OF 265.33 FEET TO AN IRON ROD SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAFITTE GREENWAY (FORMERLY ST. LOUIS STREET); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF THE LAFITTE GREENWAY AND SOUTH 52 DEGREES 43 MINUTES 51 SECONDS EAST A DISTANCE OF 937.85 FEET TO AN IRON ROD SET ON THE WESTERLY RIGHT-OF-WAY OF THE CLARK STREET (NOW OR FORMERLY); THENCE SOUTH 37 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CLARK STREET (NOW OR FORMERLY) A DISTANCE OF 7.94 FEET TO AN IRON SET; THENCE LEAVING SAID RIGHT-WAY-WAY ALONG THE WESTERLY RIGHT-OF-WAY OF A 100' FOOT DRAINAGE CANAL, ALONG A CURVE HAVING A RADIUS OF 410 FEET, A LENGTH OF 371.53 FEET, A CHORD LENGTH OF 358.95 FEET AND A CHORD BEARING OF SOUTH 17 DEGREES 32 MINUTES 26 SECONDS EAST TO AN IRON ROD SET ON THE EASTERLY LINE OF SQUARE 456; THENCE PROCEEDING ALONG SAID PROPERTY LINE SOUTH 11 DEGREES 27 MINUTES 19 SECONDS WEST A DISTANCE OF 6.17 FEET, THENCE CONTINUING ALONG SAID PROPERTY LINE SOUTH 00 DEGREES 14 MINUTES 11 SECONDS EAST A DISTANCE OF 56.69 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF CONTI STREET AND WESTERLY RIGHT-OF-WAY LINE OF JEFF DAVIS PARKWAY; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY CONTI STREET NORTH 52 DEGREES 43 MINUTES 51 SECONDS WEST A DISTANCE OF 1268.23 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 6.540 ACRES (284,881 SQFT.). ALL AS PER PLAT BY BATTURE LLC DATED JUNE 12, 2015.

A PORTION OF SQUARE 456
THAT CERTAIN PIECE OR PORTION OF GROUND, DESIGNATED AS A PORTION OF SQUARE 456, SECOND DISTRICT, CITY OF NEW ORLEANS, ORLEANS PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTIONS OF THE EASTERLY RIGHT-OF-WAY OF CORTEZ STREET AND THE NORTHERLY RIGHT-OF-WAY OF CONTI STREET AT A CROSS CUT, ALSO KNOWN AS THE POINT OF BEGINNING; THENCE CONTINUING NORTH 37 DEGREES 13 MINUTES 49 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY OF CORTEZ STREET A DISTANCE OF 265.33 FEET TO AN IRON ROD SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAFITTE GREENWAY (FORMERLY ST. LOUIS STREET); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF THE LAFITTE GREENWAY AND SOUTH 52 DEGREES 43 MINUTES 51 SECONDS EAST A DISTANCE OF 1,051.88 FEET TO AN IRON ROD SET, ALSO KNOWN AS THE POINT OF BEGINNING; THENCE SOUTH 52 DEGREES 43 MINUTES 51 SECONDS EAST A DISTANCE OF 74.24 FEET TO AN IRON ROD SET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 10 DEGREES 27 MINUTES 19 SECONDS WEST A DISTANCE OF 49.96 FEET TO AN IRON ROD SET; THENCE SOUTH 11 DEGREES 27 MINUTES 19 SECONDS WEST A DISTANCE OF 55.12 FEET TO AN IRON ROD SET; THENCE ALONG A CURVE HAVING A RADIUS OF 310 FEET, LENGTH OF 154.78 FEET, CHORD LENGTH OF 153.18 FEET AND CHORD BEARING OF NORTH 14 DEGREES 46 MINUTES 35 SECONDS WEST TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.103 ACRES (4,505 SQFT.). ALL AS PER PLAT BY BATTURE LLC DATED JUNE 12, 2015.



MADE AT THE REQUEST OF BETTER + BOULDER LLC.

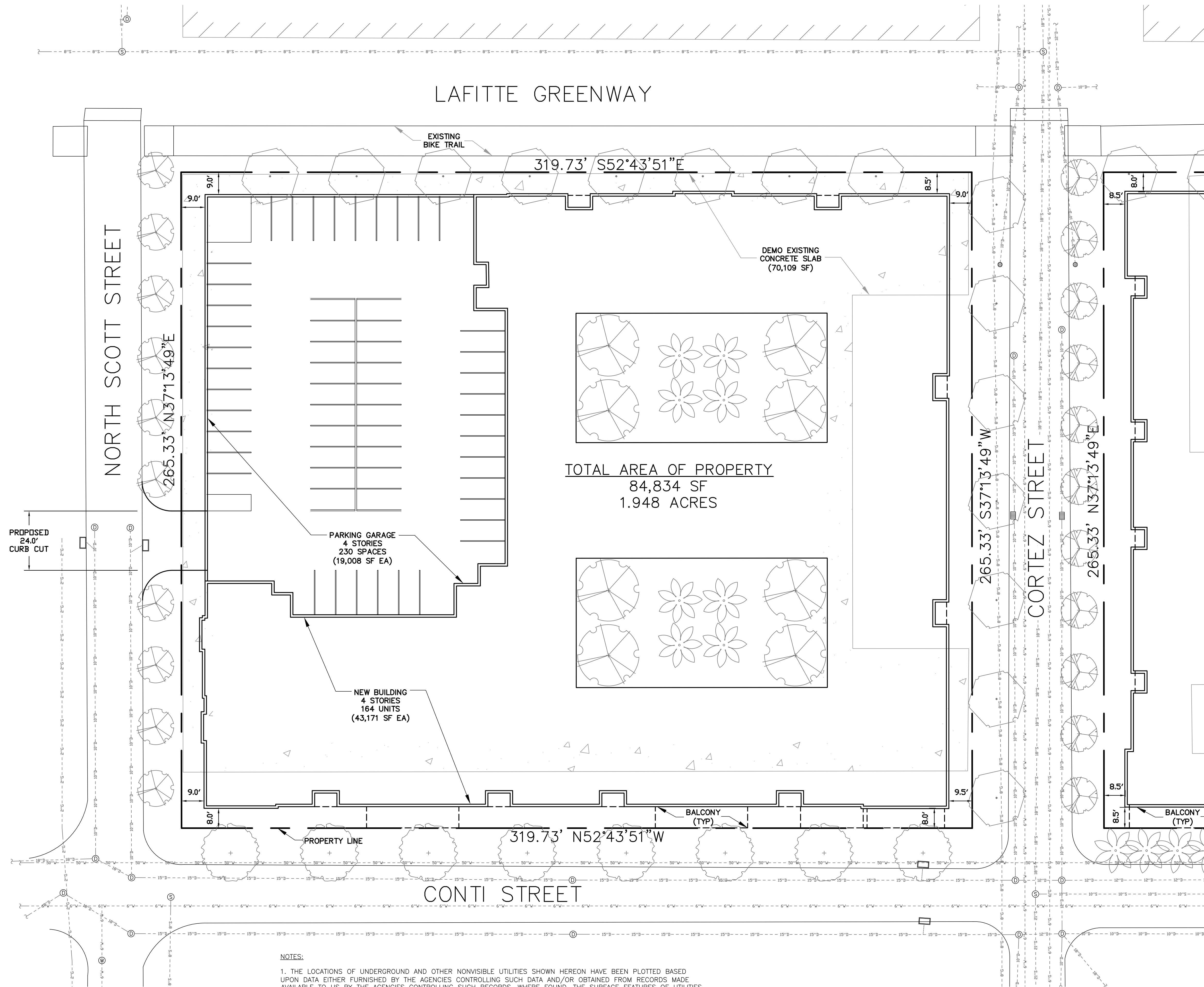
I HEREBY CERTIFY THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND MEETS THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:IXI, CHAPTER 29 FOR A CLASS "B" SURVEY.



ROBERT MORA, PE, PLS

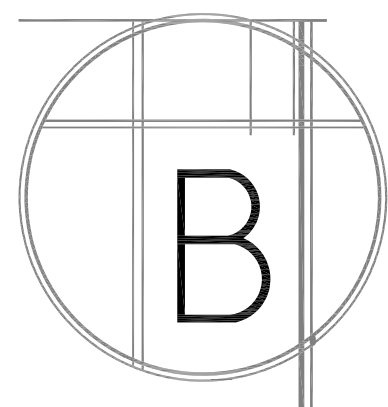
JUNE 12, 2015

(504) 261-7143



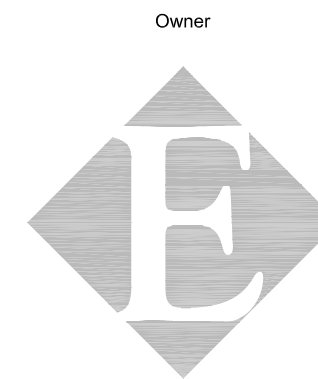
NOTES:

1. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF UTILITIES ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL LA. ONE CALL (1-800-272-3020).
2. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 22071C0227F, EFFECTIVE DATE MARCH 1, 1984, THE SITE IS IN ZONE A4 (EL. 0.0).
3. LANDSCAPING SHOWN FOR GENERAL INFORMATION ONLY. REFER TO LANDSCAPE PLAN FOR SIZE AND SPECIES OF TREES AND PLANT MATERIALS.
4. SEE ARCHITECTURAL DRAWINGS FOR FLOOR PLANS.
5. TYPICAL PARKING SPACE SIZE IS 8.5' X 18.0'.
6. PROPOSED DEVELOPMENT DOES NOT INCLUDE ANY FENCING.



BATTURE LLC
ENGINEERS + LAND SURVEYORS

500 CRYSTAL ST, NEW ORLEANS, LA 70124
PH 504-261-7143
FAX 504-336-2272
BMORA@BATTURE-ENG.COM



EDWARDS COMMUNITIES
495 S. HIGH STREET, STE 150
COLUMBUS, OHIO 43215

land planner & landscape architect

creative
DESIGN + PLANNING
495 SOUTH HIGH STREET, SUITE 350
COLUMBUS, OHIO 43215
614-221-1554

engineer + surveyor

BATTURE LLC
500 CRYSTAL STREET
NEW ORLEANS, LOUISIANA 70124
504-261-7143

architect

BRIAN KENT JONES ARCHITECTS
203 S. FRONT STREET
COLUMBUS, OHIO 43215
614-358-3729

document record

PDD Design Review Submittal 04/22/2016

PRELIMINARY SITE PLAN FOR
BAYOU ST. JOHN (BUILDING #1)
EDWARDS COMMUNITIES DEVELOPMENT COMPANY
CITY OF NEW ORLEANS, ORLEANS COUNTY, LOUISIANA

SCALE: 1" = 20'-0"

sheet title
SITE PLAN
1 OF 2

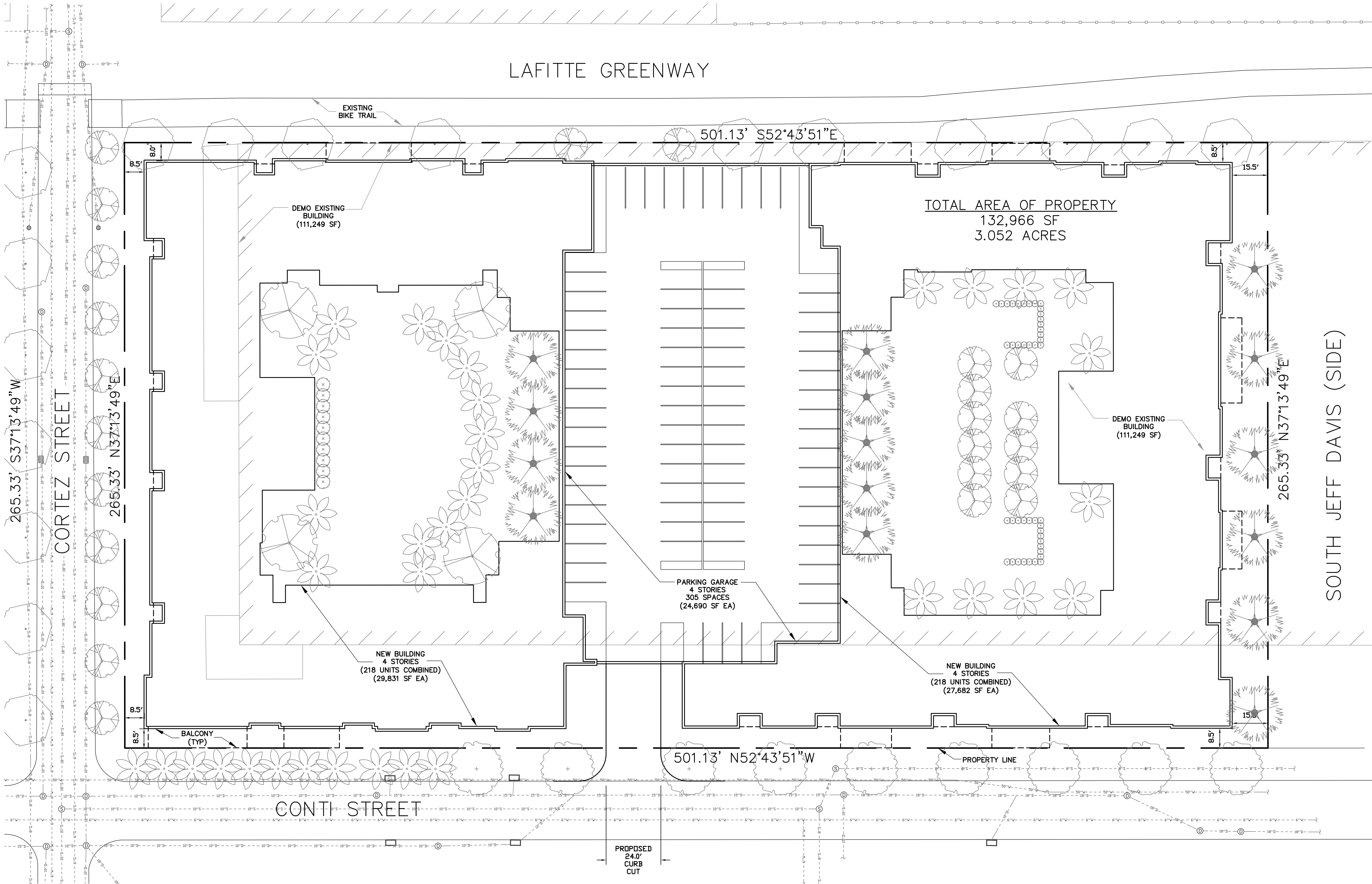
submittal date
04 / 22 / 2016

sheet number

SP-1

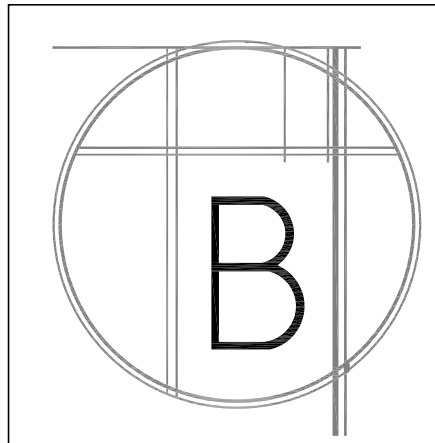
PRELIMINARY
NOT FOR CONSTRUCTION





NOTES:

1. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF UTILITIES ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL LA. ONE CALL (1-800-272-3020).
2. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 22071C0227F, EFFECTIVE DATE MARCH 1, 1984, THE SITE IS IN ZONE A4 (EL. 0.0).
3. LANDSCAPING SHOWN FOR GENERAL INFORMATION ONLY. REFER TO LANDSCAPE PLAN FOR SIZE AND SPECIES OF TREES AND PLANT MATERIALS.
4. SEE ARCHITECTURAL DRAWINGS FOR FLOOR PLANS.
5. TYPICAL PARKING SPACE SIZE IS 8.5' X 18.0'
6. PROPOSED DEVELOPMENT DOES NOT INCLUDE ANY FENCING.



BATTURE LLC
ENGINEERS + LAND SURVEYORS

500 CRYSTAL ST, NEW ORLEANS, LA 70124
PH 504-261-7143
FAX 504-336-2272
BMORA@BATTURE-ENG.COM



EDWARDS COMMUNITIES

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land planner & landscape architect



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NEW ORLEANS, LOUISIANA 70124
504-261-7143

architect

BRIAN KENT JONES ARCHITECTS
203 S. FRONT STREET
COLUMBUS, OHIO 43215
614-358-3729

document record

PDD Design Review Submittal 04/22/2016

PRELIMINARY SITE PLAN

BAYOU ST. JOHN (BUILDING #2)

EDWARDS COMMUNITIES DEVELOPMENT COMPANY
CITY OF NEW ORLEANS, ORLEANS COUNTY, LOUISIANA

SCALE: 1" = 20'-0"

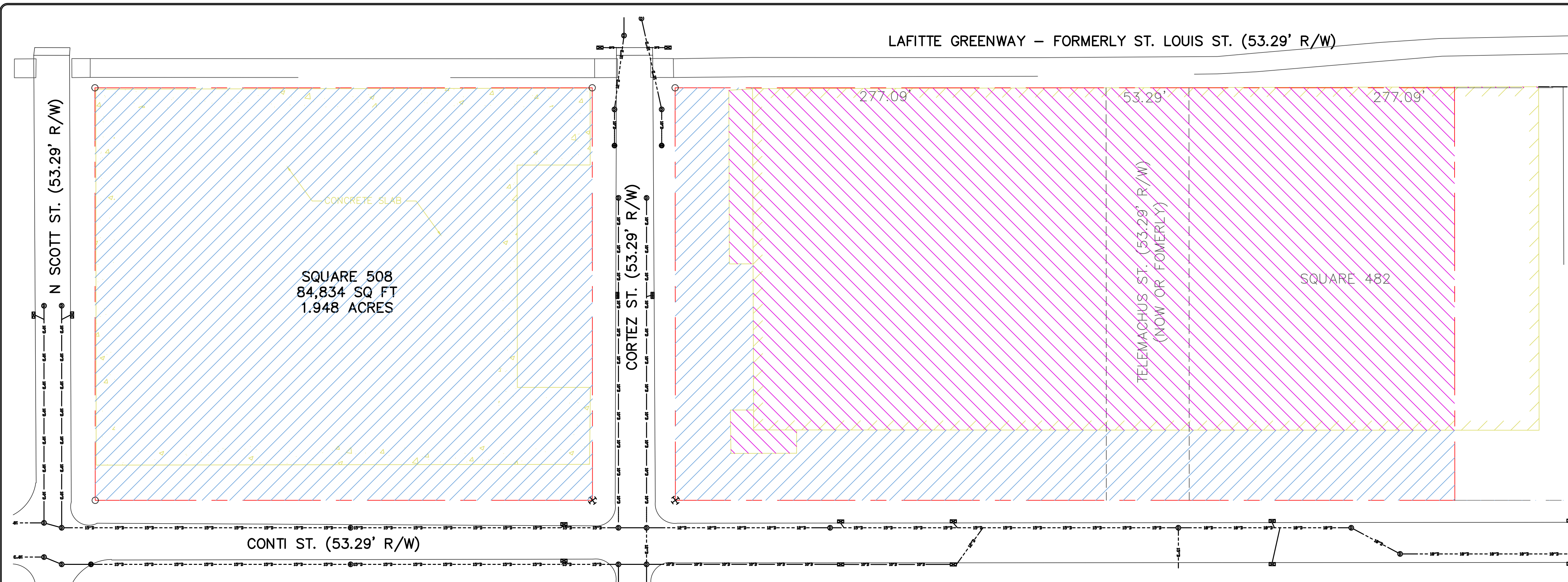
sheet title
2 OF 2
SITE PLAN

submittal date
04 / 22 / 2016

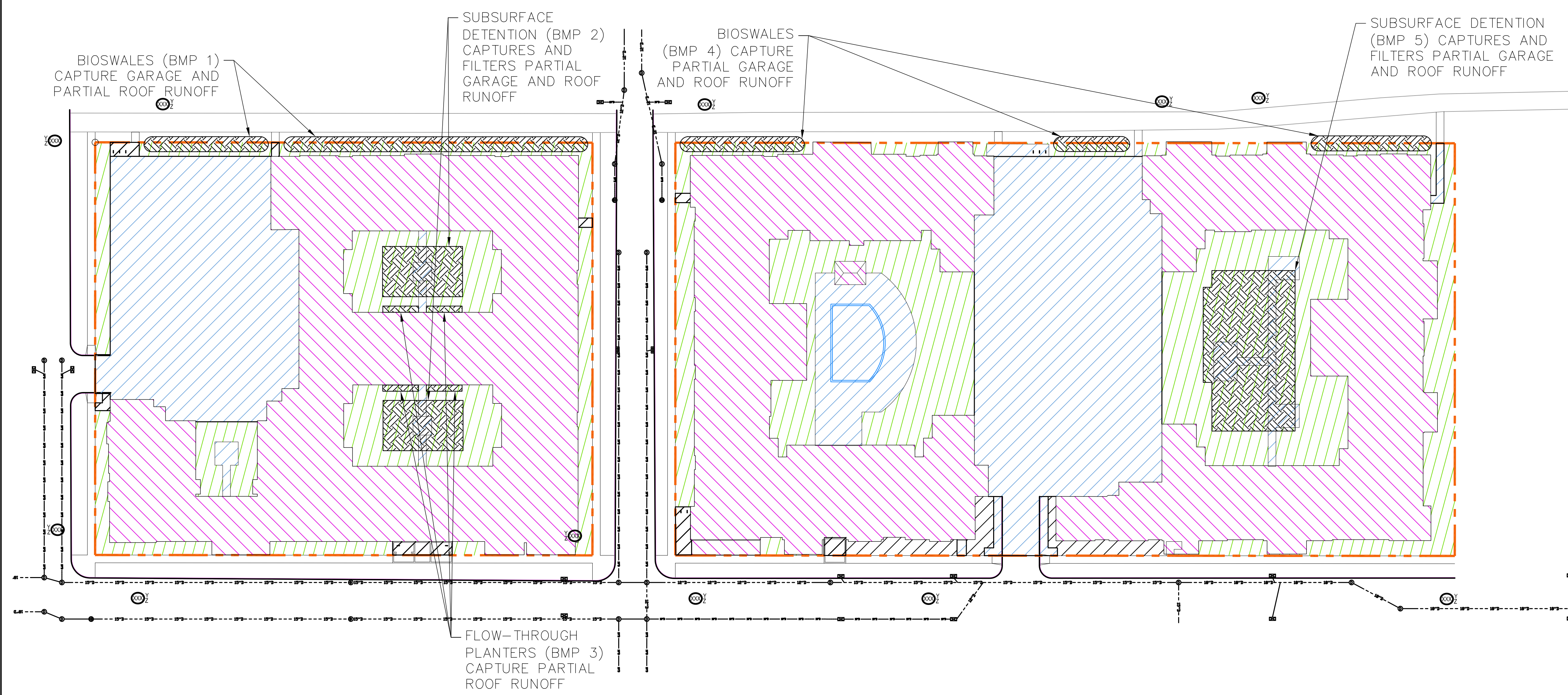
sheet number

SP-2

PRELIMINARY
NOT FOR CONSTRUCTION



EXISTING CONDITION

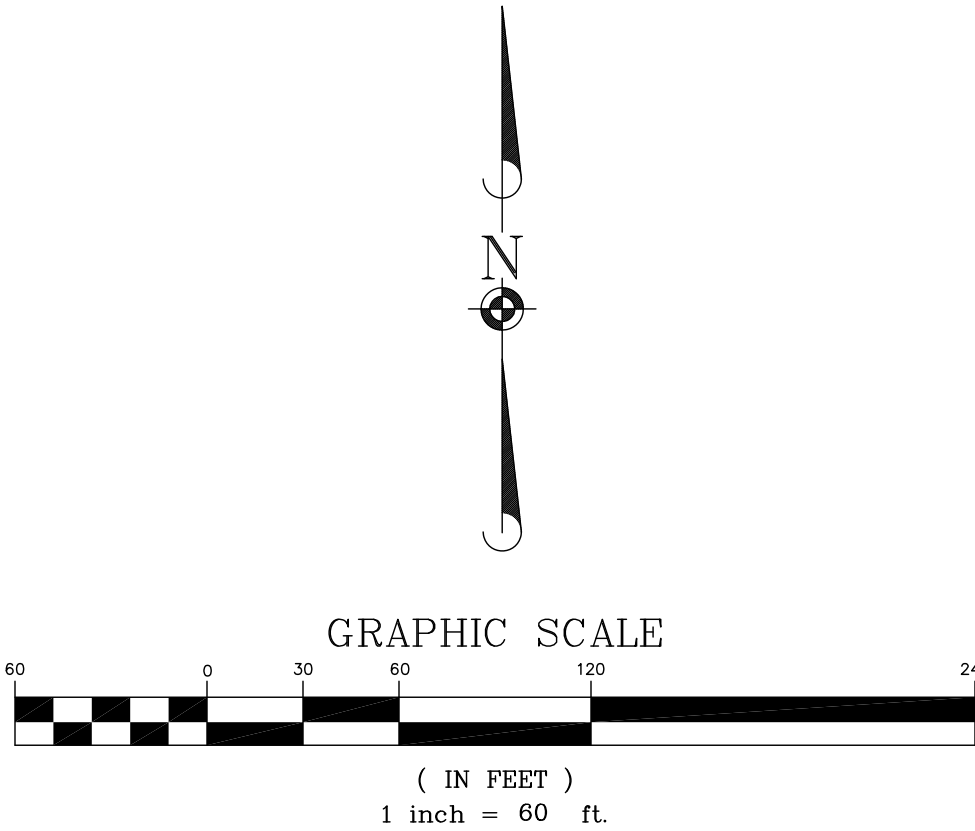



PROPOSED CONDITION

Existing Condition			
Ground Cover	Area (sf)	Runoff Coefficient	Runoff Volume for 1.25" Rainfall (gallons)
Impervious Areas			
Roof	101,860	0.98	77,784
Pavement	115,955	0.98	88,547
Subtotal:	217,815		166,331
Pervious Areas			
Landscaping	-	0.35	-
Subtotal:	-		-
Total:	217,815		166,331

Proposed Condition			
Ground Cover	Area (sf)	Runoff Coefficient	Runoff Volume for 1.25" Rainfall (gallons)
Impervious Areas			
Roof	106,606	0.98	81,408
Pavement	55,838	0.98	42,640
Subtotal:	162,444		124,048
Pervious Areas			
Landscaping	55,371	0.35	15,101
Subtotal:	55,371		15,101
Total:	217,815		139,149

Management Strategy		Runoff Treated (gallons)
1	Bioswales north of western building	19,318
2	Subsurface detention in western courtyards	37,320
3	Flow-through planters in western courtyards	2,581
4	Bioswales north of eastern building	14,147
5	Subsurface detention in eastern courtyard	65,789
Total:		139,155





536 Washington Ave.
New Orleans, LA 70130
o. 504.962.5360
f. 504.962.5362
www.gaeaconsultants.com

DATE	DRAWN BY	CHECKED BY

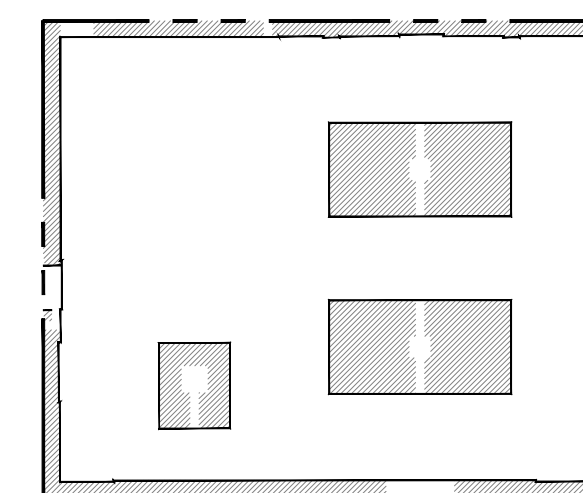
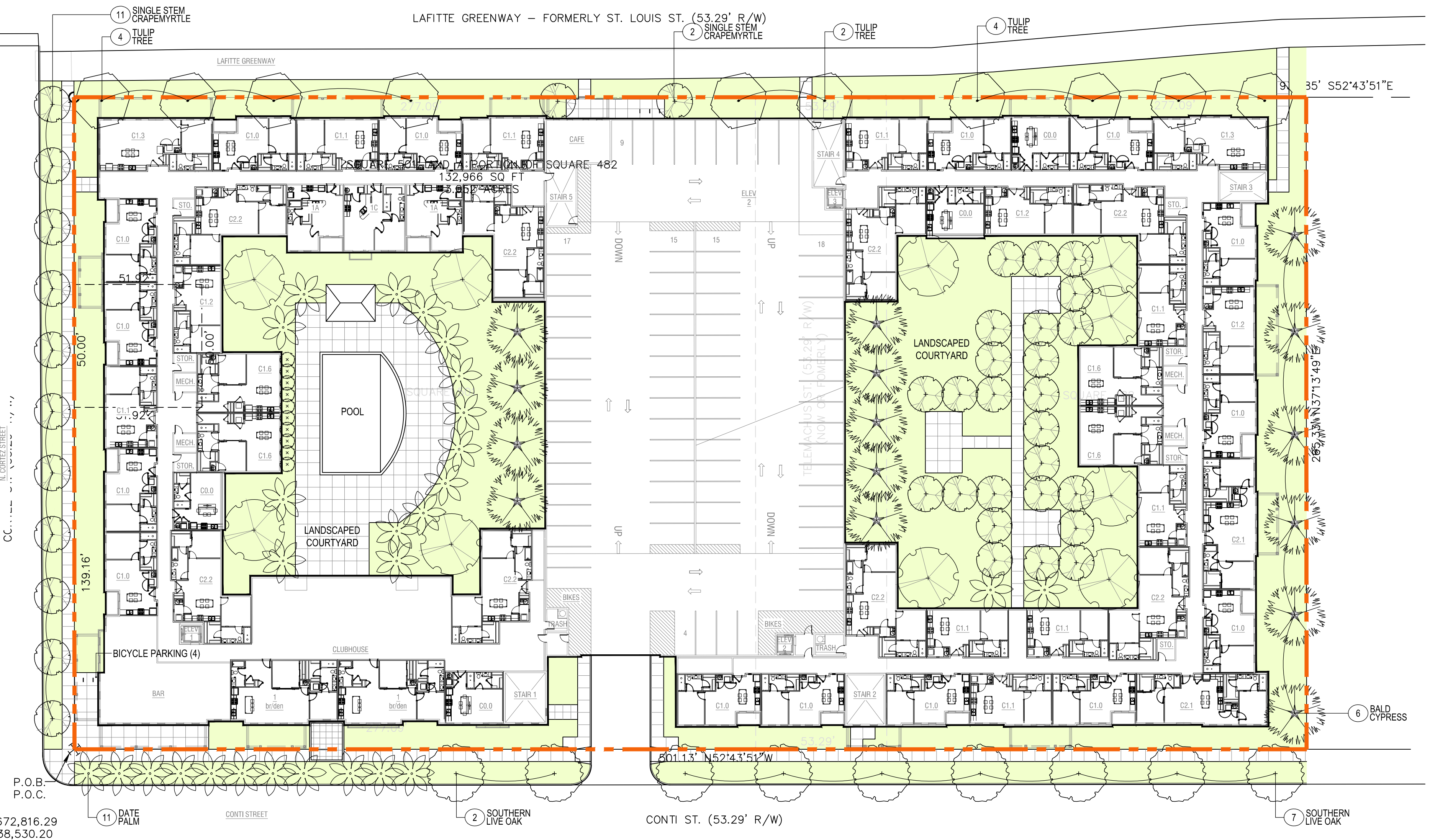
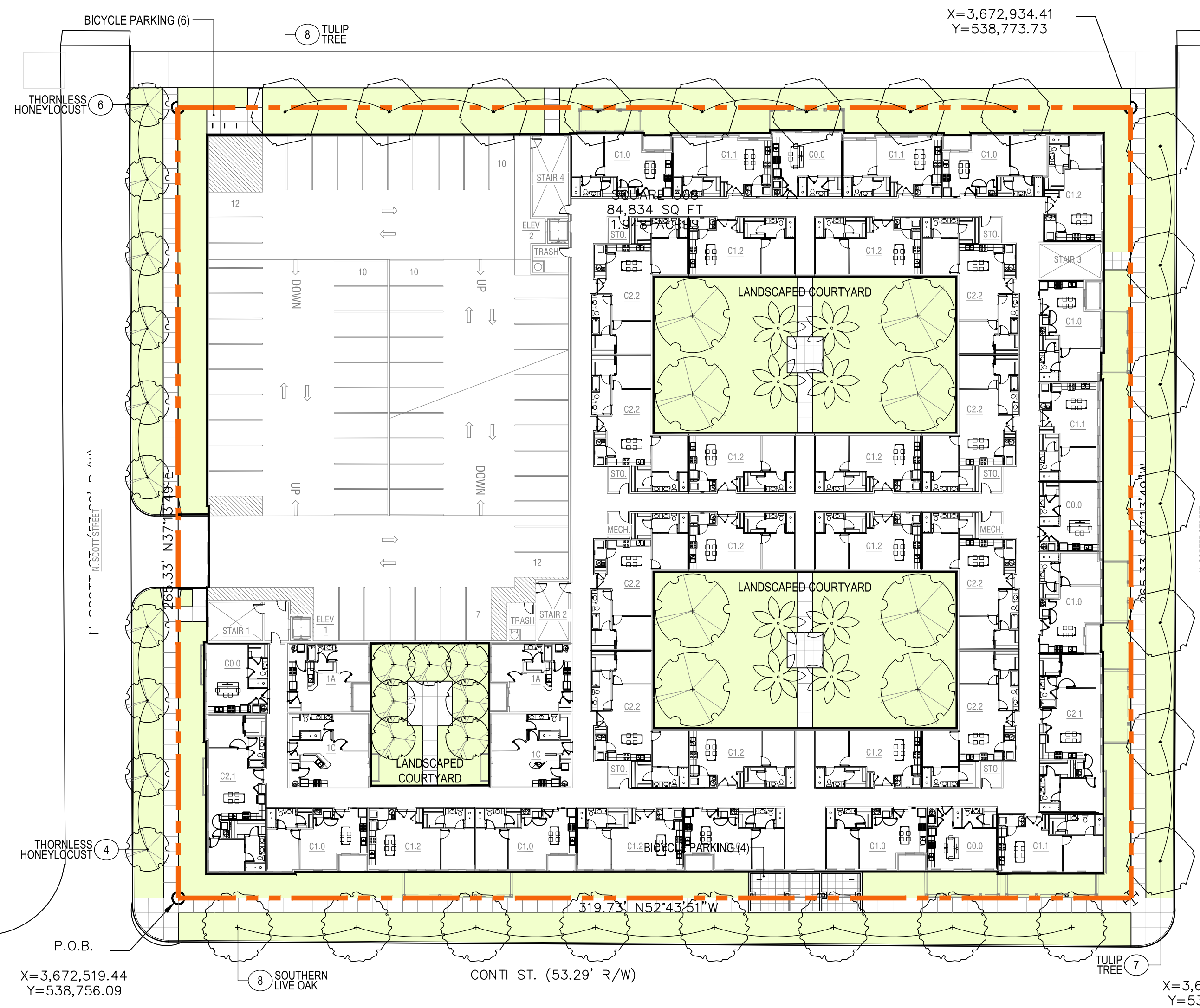
EDWARDS RESIDENTIAL COMMUNITY AT BAYOU ST. JOHN

NEW ORLEANS, LA

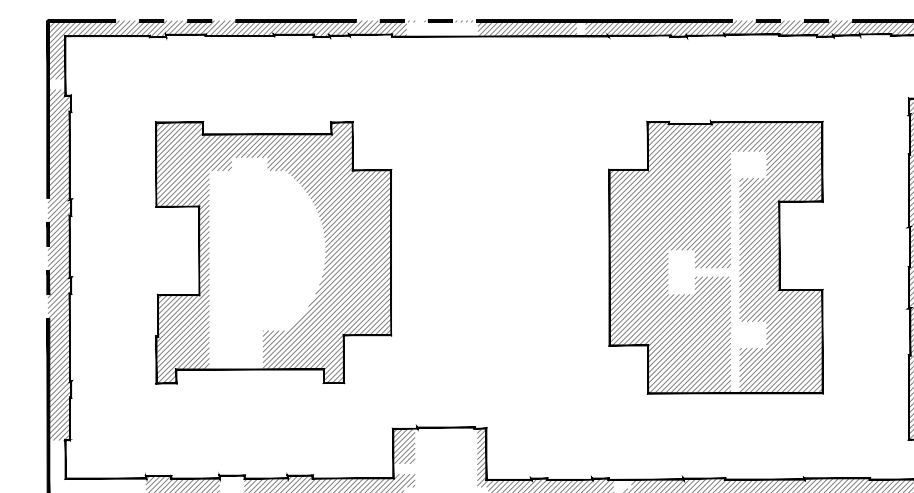
CONCEPTUAL STORM WATER MANAGEMENT PLAN

PROJ. MGR.: JMS
DRAWN BY: KJG
CHECKED BY: TLK
DATE: 4/22/2016
SCALE: --

SHEET
1 of 1



BUILDING 1 OPEN SPACE CALCULATION	
Total Site Area:	1.95 Acres
Open Space Area:	0.48 Acres
Percent Open Space:	25%

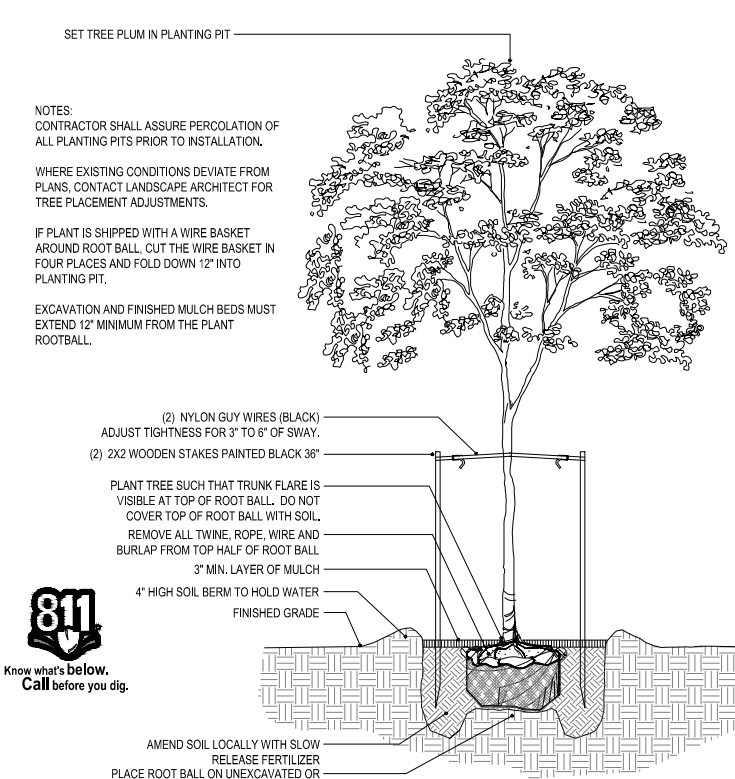


BUILDING 2 OPEN SPACE CALCULATION	
Total Site Area:	3.05 Acres
Open Space Area:	0.88 Acres
Percent Open Space:	29%

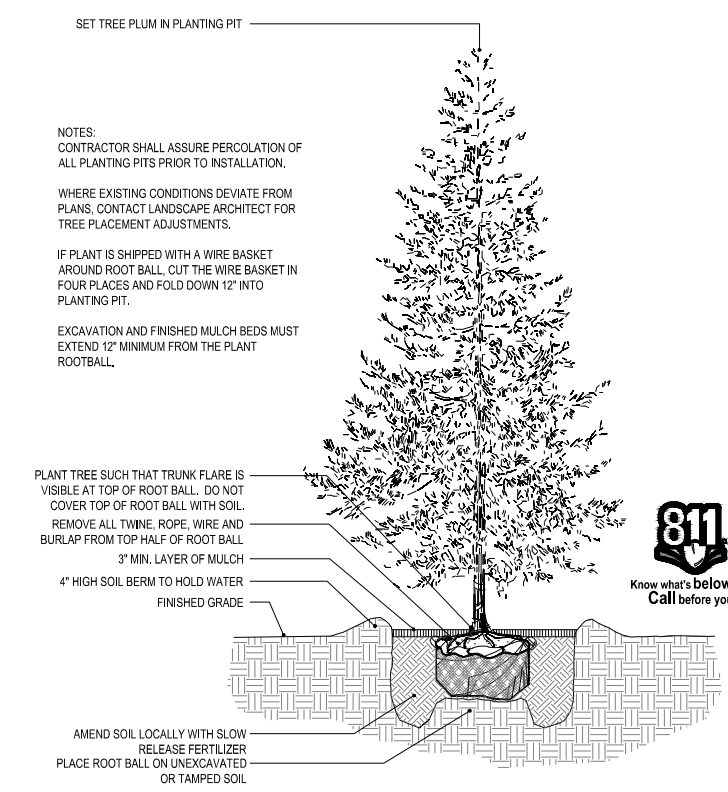
PLANT LIST

BUILDING 1					
PLANT NAME	BOTANICAL NAME	SIZE	ROOT	QUANTITY	NOTES
Thornless Honeylocust	<i>Gleditsia trachanthes</i> var. <i>inermis</i>	12' Ht.	3" B&B	10	40-foot spacing
Tulip Tree	<i>Liriodendron tulipifera</i>	12' Ht.	3" B&B	15	40-foot spacing
Southern Live Oak	<i>Quercus virginiana</i>	12' Ht.	3" B&B	8	40-foot spacing

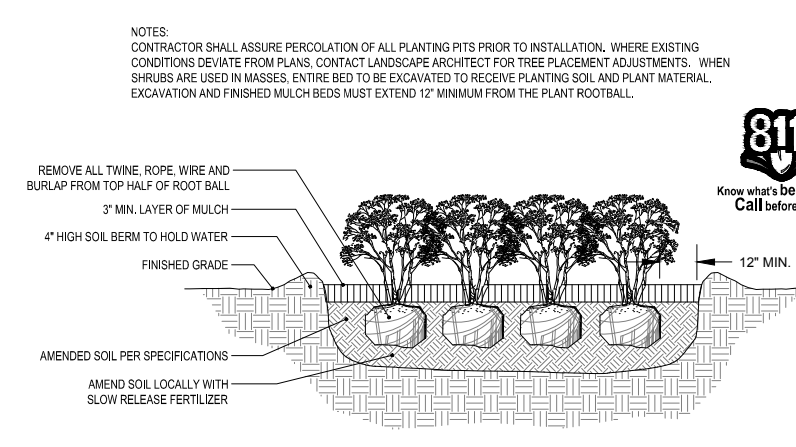
BUILDING 1						
PLANT NAME	BOTANICAL NAME	SIZE	ROOT	QUANTITY	NOTES	
Thornless Honeylocust	Gleditsia triacanthos var. inermis	12' Ht.	3" B&B	10	40-foot spacing	
Near Crapemyrtle	Lonicera periclymenum 'Near East'	12' Ht.	3" B&B	13	25-foot spacing, single stem	
Tulip Tree	Liriodendron tulipifera	12' Ht.	3" B&B	15	40-foot spacing	
Date Palm	Phoenix dactylifera	18' Ht.	N/A	11	12-foot spacing	
Southern Live Oak	Quercus virginiana	12' Ht.	3" B&B	8	40-foot spacing	
Bald Cypress	Taxodium distichum	12' Ht.	3" B&B	6		



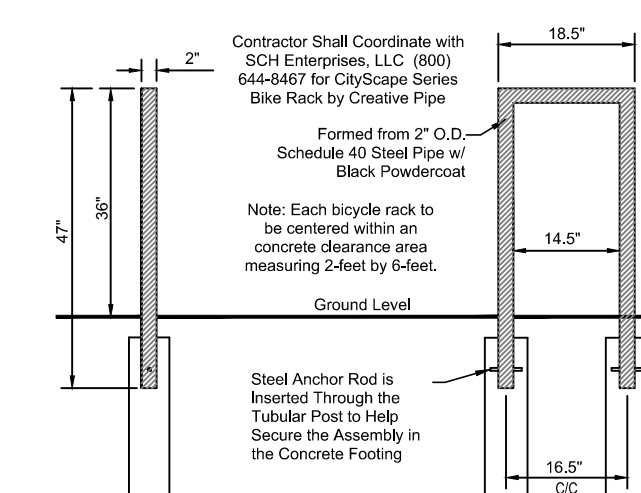
PLANTING DETAIL - DECIDUOUS TREE
NOT TO SCALE



B PLANTING DETAIL - CONIFER TREE
NOT TO SCALE



C PLANTING DETAIL -SHRUB
NOT TO SCALE



D BICYCLE RACK DETAIL - EMBEDDED
NOT TO SCALE